

**LAKE COUNTY BOARD of ADJUSTMENT**  
**November 8, 2017**  
**Lake County Courthouse Commissioners Office (Rm 211)**  
**Meeting Minutes**

**MEMBERS PRESENT:** Don Patterson, Frank Mutch, Steve Rosso, Merle Parise

**STAFF PRESENT:** Jacob Feistner, Tiffani Murphy, Lita Fonda

Frank Mutch called the meeting to order at 4:03 pm

**ATANAHA DENSITY VARIANCE (4:03 pm)**

Tiffani Murphy presented the staff report. (See attachments to minutes in the November 2017 meeting file for staff report.) Project agent Ron Catlett was present.

Jacob confirmed for Steve that 'unit', 'density unit' and 'development unit' in the report referred to the same thing and agreed it would be good to use a consistent term. Jacob liked using 'density unit' since different regulations had different definitions for 'unit'.

Tiffani clarified for Frank that the breezeway needed to be enclosed to make it officially one building. It currently had a roof structure over the top. Ron Catlett said they planned to screen that in with storm windows.

Frank suggested clarifying condition #2 on pg. 10 by replacing 'not only connected by exterior means' with 'and kitchen'. Steve asked if there were already doors on the two buildings [adjacent to] the breezeway. Ron said those were two separate buildings that they had begun to attach. Steve thought the condition meant you had to be able to walk through the enclosed area from the inside of one building to the inside of the other. Ron agreed. You couldn't do that now. It was just a covered concrete path. Steve thought that was the point in condition #2. Frank thought issues such as fire exits, door swings and fire code issues would be covered by building inspections.

In response to Merle's query, Tiffani said the mention of the Environmental Health review in condition #4 would give them a chance to review the proposed use. If it turned into a vacation rental or hotel, that would affect the Environmental Health Dept. greater than a couple of hour-long events. Merle said Environmental Health would make sure the existing septic system was satisfactory for what the intended future use would be.

Ron Catlett spoke about the project. The owners liked Tiffani's suggestion to attach the existing cook house to the Events Center. Currently food was brought back and forth through the open area. They went ahead and put the beam structure in and covered it for the winter. They just had to enclose it now. They would probably screen it in and put in storm windows. He concurred on the dust control. His daughter got married there in 2012 on a dusty summer day. They'd hired a dust control company to treat Broken Leg up to the main entrance that went to the current office (the former residence). They were proposing that as of the final inspection, they would have that entire parking area and the

entire length of Broken Leg Road treated. They planned on paving by the summer after next, which would fall under the timeframe of the variance. Frank asked if they would need a permit to pave it. Jacob replied they were in Density zoning so would not need a permit to pave. Ron checked that it would be amenable to have it treated before the final. Tiffani said yes. Ron said they expected to have it done by the end of June.

Don asked for some clarification on the doors and buildings. Ron confirmed they had doors such that you could get across now. They were connected now. The inconvenient thing about the plan was there was a large covered patio area now for outdoor dining. They attached that to the cook house, about 40 feet away. To make this work, they'd have to enclose that covered patio area which was quite extensive. This would be an expense. He was aiming for an indoor-outdoor feel as much as possible.

Steve pointed to the comments on traffic, which suggested the company wouldn't be hiring more people. Where were the people now? Ron said the staff were currently working out of the existing house (the caretakers' residence) and it was not convenient. They wanted to dedicate the house for the families of the bride and groom. Steve said the plan for the new office building just showed the 2<sup>nd</sup> floor. What was on the 1<sup>st</sup> floor? Ron described the first floor as the reception area with a little shipping area and shipping door. Three offices were off of the mezzanine. Steve said the plan showed that it was open down to the reception area. Ron agreed. The whole center section was open.

Steve asked about paving and Broken Leg Road. Ron thought Broken Leg was a County road, which they couldn't pave. Steve thought they'd have to get some approval. He guessed that would be popular with the Commissioners. Ron referred to the plot plan. They would utilize the existing parking area and they planned to pave that. Steve referred to a comment in the staff report that the pavement ended 30 feet before the driveway. There were two entrances. Ron clarified the pavement ended 30 feet before the first driveway. That pavement was bad. Steve commented about off the pavement. Ron said they'd oiled it two summers in a row so it was almost turning into asphalt and was way better when you got to that point.

*Frank noted there were no public present to comment.*

**Motion made by Frank Mutch, and seconded by Don Patterson, to approve the variance subject to the findings of fact and conditions as stated and as modified. Motion carried, all in favor.**

**MINUTES – deferred per agenda**

**OTHER BUSINESS (4:30 pm)**

Tiffani Murphy described her background per Board request.

**Frank Mutch, chair, adjourned the meeting at 4:31 pm.**